



Emeryville Office/Retail Property with Off-Street Parking



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\$895,000
5862 Doyle Street
Emeryville CA
Building of $\pm 1,475$ SF on $\pm 5,000$ -SF of
land, parcel number 49-1330-11





Property Highlights:

- Well maintained structure is great opportunity for new retail/office/food use
- Has multiple entries allowing for possibility of separate upstairs and downstairs units
- Currently used as office (upstairs) and storage (downstairs)
- Downstairs is currently unfinished and ready for new uses
- Rare off-street customer/client parking, shared with neighboring restaurant property
- Rear outdoor lot can be used for additional storage/parking/outdoor use
- Potential for Residential Conversion

Easement in Process — There will be two appurtenant easements recorded upon close of escrow, one in which this property is the servient tenement and one in which this property is the dominant tenement. These easements are intended to allow both properties vehicular ingress/egress into their respective back lots and front parking spaces. They will also dictate rules for shared use of the neighboring front parking spaces during certain hours. Inquire with Broker for more details.

[OVERHEAD VIEW](#)



5874 DOYLE STREET





5874 DOYLE STREET AERIAL 2



5874 DOYLE ST
EMERYVILLE CA
LOT SIZE: $\pm 5,000$ SF
PARCEL: 49-1330-11

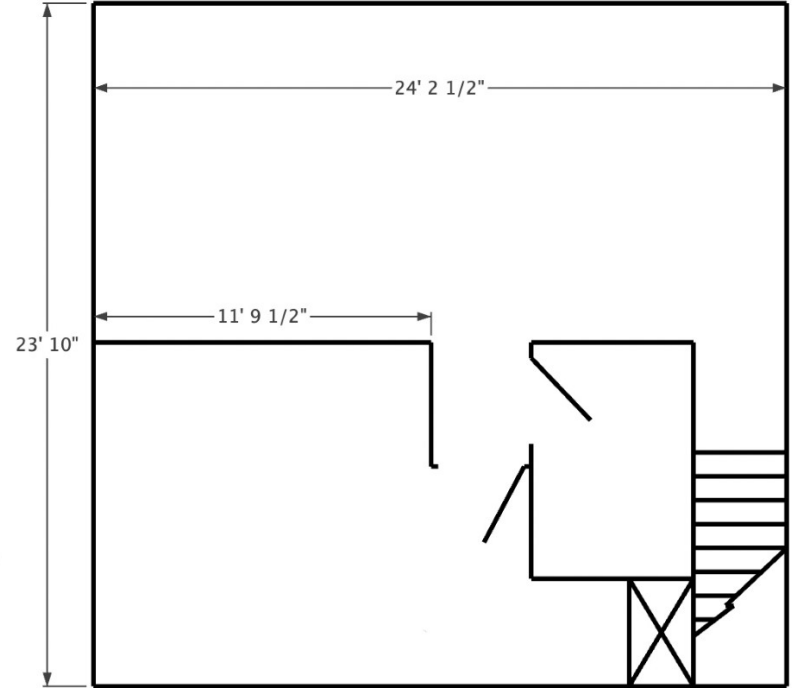
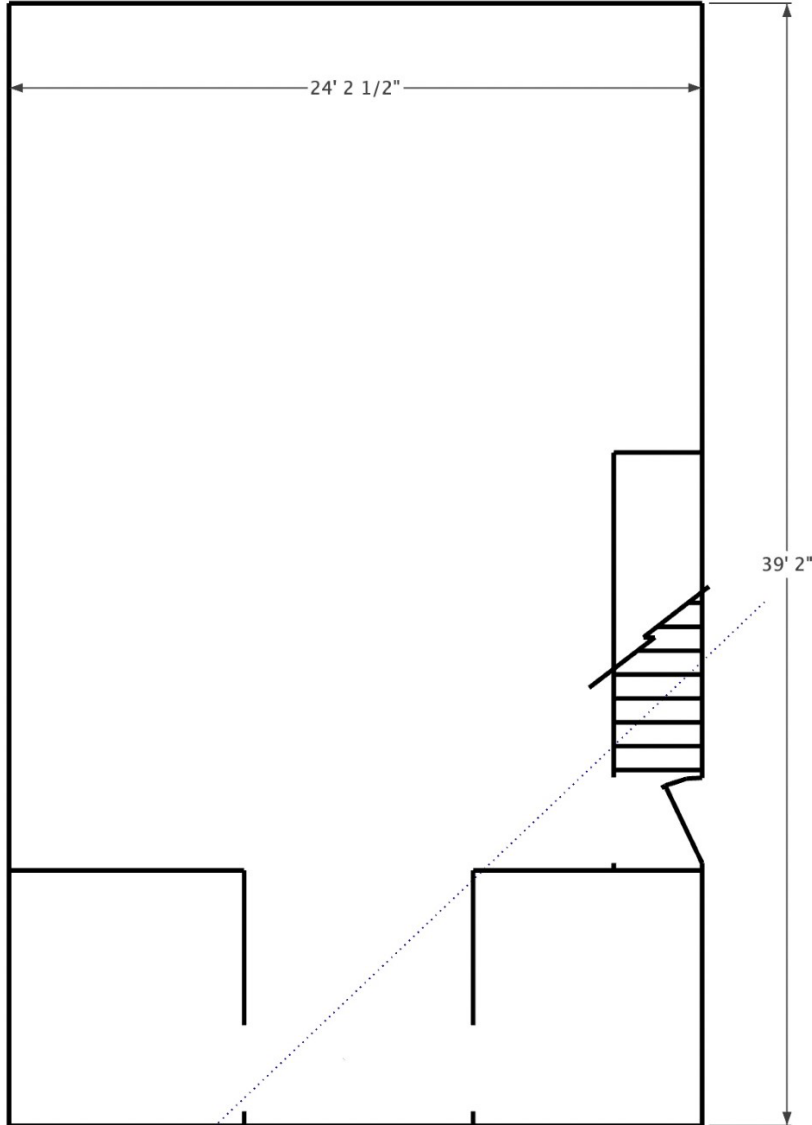
5872 DOYLE ST
EMERYVILLE CA
LOT SIZE: $\pm 5,000$ SF
(ALSO AVAILABLE)

5862 DOYLE ST
EMERYVILLE CA
LOT SIZE: $\pm 5,000$ SF
(ALSO AVAILABLE)

Disclaimer: Delineations are approximations and are not exact. Prospective buyers must independently measure and confirm size of parcels.



5874 DOYLE STREET FLOOR PLAN



Disclaimer: Drawings and measurements are approximations and are not exact. Prospective buyers must independently measure and confirm size of premises.

